

LEGEND



Lot Subject to this LDP



Designated Bin Location



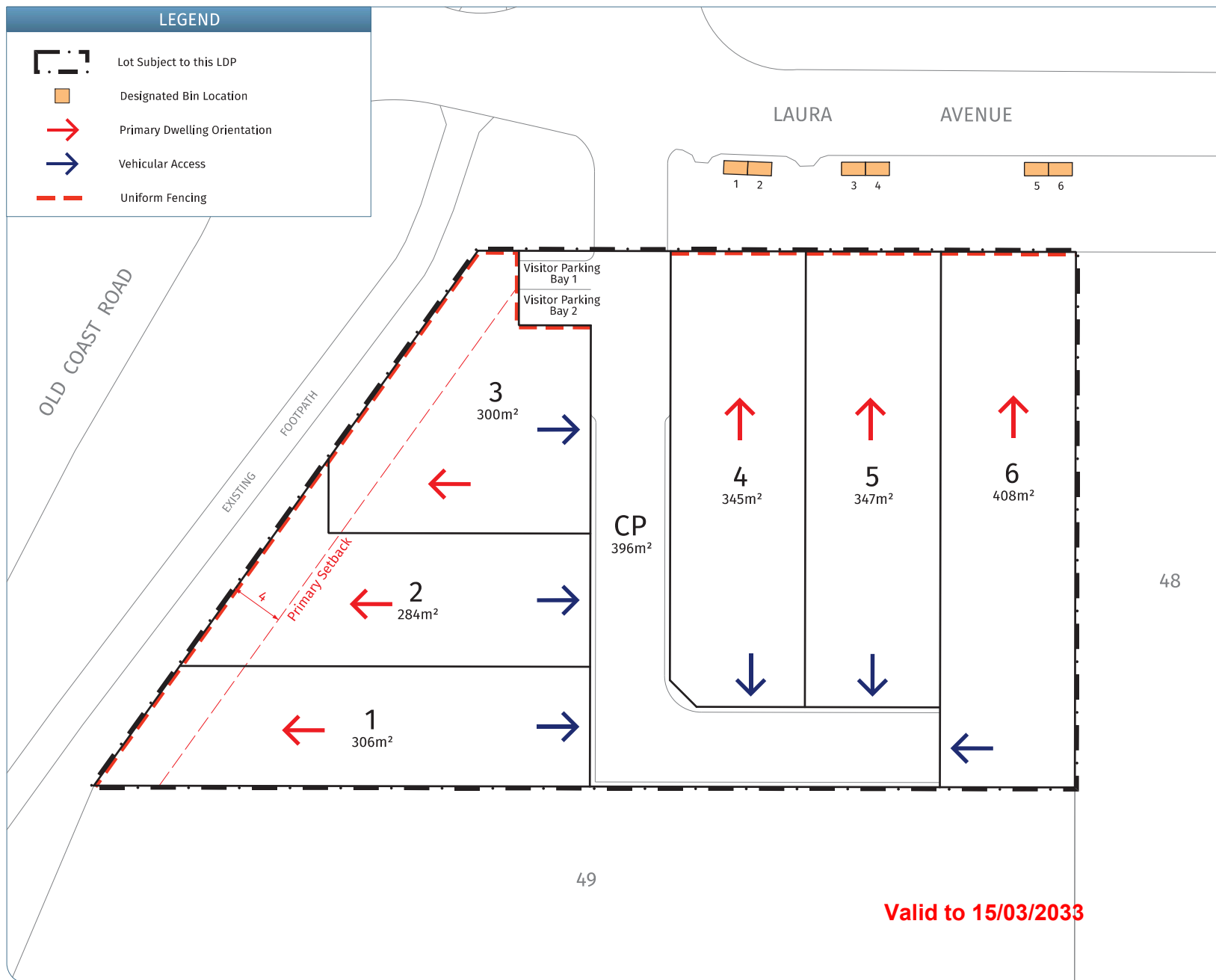
Primary Dwelling Orientation



Vehicular Access



Uniform Fencing



APPLICATION OF LOCAL DEVELOPMENT PLAN

Local Development Plan at Lot 50 (No 187) Old Coast Road, Australind

- The provisions of the Shire of Harvey District Planning Scheme No. 1 and State Planning Policy 3.7 Residential Design Codes (R-Codes) are varied as detailed within this LDP.
- All other requirements of the Local Planning Scheme and R-Codes shall be satisfied in all other manners.

Residential Design Code

The R-Code applicable to these lots is R30 per the District Planning Scheme No. 1.

Streetscape

- Finished Floor Levels are to be 2.9m AHD.
- Fencing to Old Coast Road and Laura Avenue shall be uniform, visually permeable and not exceed 1.2m in height above the retaining wall height.
- Retaining shall be consistent with the approved retaining plan.
- No clothes drying areas, bin storage or outbuildings shall be constructed within the street setbacks of Old Coast Road or Laura Avenue.
- Verge planting is to be in accordance with Local Planning Policy 4.1.12 Part C.1.

Design Elements

- Enclosed, non-habitable structures such as storage and sheds are only permitted if clad in complementary finishes to the dwelling, unless screened from public view.
- Verandas, pergolas and patios and the like on the primary dwelling orientation shall be constructed in materials to complement the dwelling.

Setbacks

- Where variation to LPP 4.1.12 Part A1 to front setbacks at Lots 1, 2 and 3 apply, the setback average of 4m indicated on this LDP will prevail.

Open space/site coverage

- Part 5.3.1, C1.1 of the R-Codes is varied to permit outdoor living areas forward of the street setback area to Old Coast Road, for Lots 1-3.

Incidental development

- An enclosed, lockable storage area, constructed in a design and material matching the dwelling where visible from the street, accessible from outside the dwelling, with a minimum dimension of 1.5m when provided external to a garage and 1m when provided within a garage and an internal area of at least 4m², for each grouped dwelling.
- All clothes drying areas are to be screened from public view of the street.
- Outbuildings are to be positioned on the secondary street frontage (common property access). No outbuildings or external fixtures, utilities and facilities are to be located within the primary street setback.

Bushfire Attack Level

- Bushfire Attack Level (BAL) construction standards for dwellings and outbuildings located within 6m of the dwelling are to comply with a BAL Assessment provided by a suitably qualified person.
- All lots are subject to a BAL rating in accordance with the approved Bushfire Attack Level Assessment.

APPROVAL

This LDP has been approved by the Shire of Harvey in accordance with Local Planning Policy 4.1.12 Development Guidelines South Australind and State Planning Policy 7.3 Residential Design Codes are varied as detailed within this Local Development Plan (LDP).

Elizabeth Edwards

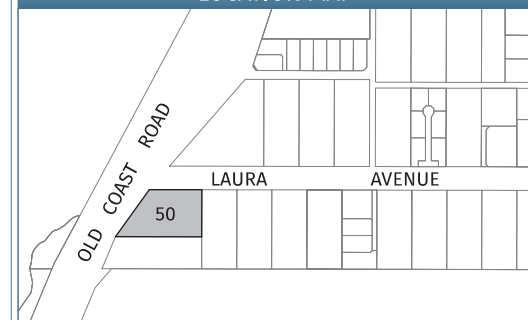
Digitally signed by Elizabeth Edwards

Date: 2023.03.15 12:54:46 +08'00'

Signature

Date

LOCATION MAP



LOCAL DEVELOPMENT PLAN

Lot 50 (No. 187) Old Coast Road,
AUSTRALIND

Plan No. | 22524-06
Date | 21/06/22
Drawn | NP
Checked | MK
Revision | F

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ALBANY | BUNBURY | BUSSELTON | FORRESTDALE | PERTH

Scale | 1:300@A3

0 10m 20m 30m



NOTE: This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey



Harley Dykstra

PLANNING & SURVEY SOLUTIONS